

IN RE: PETITION FOR ZONING VARIANCE
1250' +/- W of the Intersection
Westchester and Hollow Roads
1st Election District
1st Councilmanic District

Charles L. Wagandt
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 89-156-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests variances to permit window to street right-of-way setbacks varying from 18 feet to 24 feet in lieu of the required 25 feet; window to property line setbacks of 2 and 6 feet in lieu of the required 15 feet; and garage/carport to street right-of-way setbacks varying from 19 feet to 21 feet in lieu of the required 22 feet, respectively, for the proposed dwellings on Lots numbered 2 through 7, 10, 14 through 18 and 20 through 30 of Site 3, Oella, all as more particularly described in Petitioner's Exhibit 1.

The Petitioner appeared, testified and was represented by Nancy Haas, Esquire and Tami Daniel, Esquire. Also appearing on behalf of the Petition was Wesley Daub, Civil Engineer. There were no Protestants.

Testimony indicated that the subject property is a tract of land located off of Oella Avenue and Hollow Road. Testimony indicated that the Petitioner proposes constructing a 30-unit townhouse development on the subject property. Petitioner indicated that the proposed development is in keeping with the comprehensive plan for Oella.

Testimony presented by both Mr. Wagandt and Mr. Daub indicated that the requested variances were required due to the residential transition zone setback requirements and the topography of the land, which involves steep slopes to the rear. Testimony indicated that the housing

units have been developed tightly around the road. Petitioner indicated he will comply with all CRG requirements and the comments of the Zoning Advisory Committee. Testimony presented further indicated that the granting of the requested variances will have no adverse impact on adjacent properties. The granting of the variances will not result in any detriment to the health, safety or general welfare of the neighborhood.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variances are granted, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variances requested should be granted.

-2-

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 15th day of November, 1988 that the Petition for Zoning Variance to permit window to street right-of-way setbacks varying from 18 feet to 24 feet in lieu of the required 25 feet; window to property line setbacks of 2 and 6 feet in lieu of the required 15 feet; and garage/carport to street right-of-way setbacks varying from 19 feet to 21 feet in lieu of the required 22 feet, respectively, for the proposed dwellings on Lots numbered 2 through 7, 10, 14 through 18 and 20 through 30 of Site 3, Oella, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions, which are conditions precedent to the relief granted:

- 1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
- 2) Compliance with all CRG requirements unless otherwise waived by any Department.

Ann M. Nastarowicz
ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

AMN:bjs

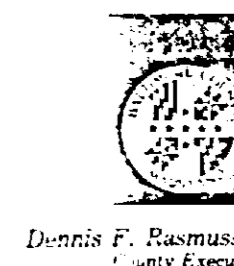
ORDER RECEIVED FOR FILING
Date 11/15/88
By [Signature]

-3-

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Townson, Maryland 21204
888-8888 887-3353

J. Robert Haines
Zoning Commissioner

November 15, 1988



Tami P. Daniel, Esquire
Nancy Haas, Esquire
Frank, Bernstein, Conway & Goldman
300 E. Lombard Street
Baltimore, Maryland 21202

RE: PETITION FOR ZONING VARIANCE
1250' W of the Intersection of Westchester and Hollow Roads
1st Election District - 1st Councilmanic District
Charles L. Wagandt - Petitioner
Case No. 89-156-A

Dear Ms. Daniel & Ms. Haas:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 494-3391.

Very truly yours,

Ann M. Nastarowicz
ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

AMN:bjs

cc: Mr. Wesley Daub
2315 St. Paul Street
Baltimore, Maryland 21218

People's Counsel
File

ORDER RECEIVED FOR FILING
Date 11/15/88
By [Signature]

PETITION FOR ZONING VARIANCE #23

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1801.2.C.6 (CMP V.B.6.a and CMP V.B.6.b) and CMP V.B.8 to permit setback requirements as indicated on the plat attached hereto instead of the required: (1) window to street right-of-way (25'); (2) window to property line (15'); and garage/carport to street right-of-way (22'), respectively for the proposed dwellings on Lots numbered 2 through 7, 10, 14 through 18, and 20 through 30 of Site 3, Oella.

Hardship: Due to residential transition zone setback requirements and steep slopes, subdivision of proposed townhouse residences create conditions of practical difficulty or unreasonable hardship in complying with referenced zoning standards.

and advertised as prescribed by Zoning Regulations.
I have Variance advertising, posting, etc., upon filing of this petition, and the same is bound by the zoning regulations and restrictions of the Zoning Law for Baltimore County.

I, We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):
Charles L. Wagandt
(Type or Print Name)
Charles L. Wagandt
Signature
(Type or Print Name)
Charles L. Wagandt
Signature
Oella Company
732 Oella Avenue
Address
465-1700
Phone No.
Ellicott City, Maryland 21043
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Whitman, Requardt and Associates
2879 Saint Paul Street
Baltimore, MD 21218
235-3450
Address
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 15th day of November, 1988, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 25th day of October, 1988, at 10 o'clock A.M.

J. Robert Haines
Zoning Commissioner of Baltimore County

ESTIMATED LENGTH OF HEARING - 1/2HR. + 1HR.
AVAILABLE FOR HEARING (over)
MON./TUES./WED. - NEXT TWO MONTHS
ALL OTHER DATE

RECEIVED BY: DATE

WHITMAN, REQUARDT and ASSOCIATES

June 23, 1988

ZONING DESCRIPTION Lot 2, Site 3, Oella

BEGINNING on the northeast side of the proposed Entrance Road of Site 3, Oella, 42 feet wide at a distance of 697 feet northwest of Hollow Road and binding along said northeast side the following course and distance, (1) Northwest along a curve to the left, having a radius of 151.00 feet, for a distance of 22.76 feet, being subtended by a chord bearing and distance of North 51°28'40" West, 22.74 feet, thence leaving said northeast side of the proposed Entrance Road and running for lines of division the three following courses and distances, (2) North 42°55'59" East, 102.50 feet; (3) South 47°04'01" East, 22.67 feet; (4) South 42°55'59" West, 100.75 feet to the point of BEGINNING.

Containing 0.0527 acres of land, more or less.
Also known as Lot 2, Site 3, Oella in the 1st Election District.

WHITMAN, REQUARDT and ASSOCIATES

June 23, 1988

ZONING DESCRIPTION Lot 3, Site 3, Oella

BEGINNING on the northeast side of the proposed Entrance Road of Site 3, Oella, 42 feet wide at a distance of 717 feet northwest of Hollow Road and binding along said northeast side the following course and distance, (1) Northwest along a curve to the left, having a radius of 151.00 feet, for a distance of 23.30 feet, being subtended by a chord bearing and distance of North 60°13'01" West, 23.28 feet, thence leaving said northeast side of the proposed Entrance Road and running for lines of division the three following courses and distances, (2) North 42°55'59" East, 107.79 feet; (3) South 47°04'01" East, 22.67 feet; (4) South 42°55'59" West, 102.50 feet to the point of BEGINNING.

Containing 0.0546 acres of land, more or less.
Also known as Lot 3, Site 3, Oella in the 1st Election District.

WHITMAN, REQUARDT and ASSOCIATES

June 23, 1988

ZONING DESCRIPTION Lot 4, Site 3, Oella

BEGINNING on the northeast side of the proposed Entrance Road of Site 3, Oella, 42 feet wide at a distance of 737 feet northwest of Hollow Road and binding along said northeast side the two following courses and distances; (1) Northwest along a curve to the left, having a radius of 151.00 feet, for a distance of 1.94 feet, being subtended by a chord bearing and distance of North 65°00'19" West, 1.94 feet; (2) Northwest along a curve to the right, having a radius of 159.00 feet, for a distance of 21.52 feet, being subtended by a chord bearing and distance of North 61°29'40" West, 21.51 feet, thence by a chord bearing and distance of North 61°29'40" West, 21.51 feet, thence by lines of division the following three courses and distances, (3) North 42°55'59" East, 113.75 feet; (4) South 47°04'01" East, 22.67 feet; (5) South 42°55'59" West, 107.79 feet to the point of BEGINNING.

Containing 0.0578 acres of land, more or less.
Also known as Lot 4, Site 3, Oella in the 1st Election District.

WHITMAN, REQUARDT and ASSOCIATES

June 23, 1988

ZONING DESCRIPTION Lot 5, Site 3, Oella

BEGINNING on the northeast side of the proposed Entrance Road of Site 3, Oella, 42 feet wide at a distance of 763 feet northwest of Hollow Road and binding along said northeast side the following course and distance, (1) Northwest along a curve to the right, having a radius of 159.00 feet, for a distance of 22.83 feet, being subtended by a chord bearing and distance of North 53°30'08" West, 22.81 feet, thence leaving said northeast side of proposed Entrance Road and running for lines of division the following three courses and distances, (2) North 42°55'59" East, 116.30 feet; (3) South 47°04'01" East, 22.67 feet; (4) South 42°55'59" West, 113.75 feet to the point of BEGINNING.

Containing 0.0600 acres of land, more or less.
Also known as Lot 5, Site 3, Oella in the 1st Election District.

WHITMAN, REQUARDT and ASSOCIATES

June 23, 1988

ZONING DESCRIPTION Lot 6, Site 3, Oella

BEGINNING on the northeast side of the proposed Entrance Road of Site 3, Oella, 42 feet wide at a distance of 789 feet northwest of Hollow Road and binding along said northeast side the following course and distance, (1) Northwest along a curve to the right, having a radius of 159.00 feet, for a distance of 22.70 feet, being subtended by a chord bearing and distance of North 45°17'54" West, 22.68 feet, thence leaving said northeast side of the proposed Entrance Road and running for lines of division the following three courses and distances, (2) North 42°55'59" East, 115.60 feet; (3) South 47°04'01" East, 22.67 feet; (4) South 42°55'59" West, 116.30 feet to the point of BEGINNING.

Containing 0.0605 acres of land, more or less.
Also known as Lot 6, Site 3, Oella in the 1st Election District.

WHITMAN, REQUARDT and ASSOCIATES

June 23, 1988

ZONING DESCRIPTION Lot 7, Site 3, Oella

BEGINNING on the northeast side of the proposed Entrance Road of Site 3, Oella, 42 feet wide at a distance of 814 feet northwest of Hollow Road and binding along said northeast side the following course and distance, (1) Northwest along a curve to the right, having a radius of 159.00 feet, for a distance of 23.04 feet, being subtended by a chord bearing and distance of North 37°03'25" West, 23.02 feet, thence leaving said northeast side of the proposed Entrance Road and running for lines of division the three following courses and distances, (2) North 42°55'59" East, 111.60 feet; (3) South 47°04'01" East, 22.67 feet; (4) South 42°55'59" West, 115.60 feet to the point of BEGINNING.

Containing 0.0593 acres of land, more or less.
Also known as Lot 7, Site 3, Oella in the 1st Election District.

#23

#23

#23

District: 1st Date of Posting: October 7, 1988
 Posted for: Variance
 Petitioner: Charles L. Haggardt
 Location of property: 1250' W Intersection of Westchester and Heller Roads
 Location of Sign: West side of Heller Road approx. 600' north of Westchester Avenue
 Remarks:
 Posted by: S. J. Brater Date of return: October 7, 1988
 Number of Signs: 1

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353

J. Robert Haines
Zoning Commissioner

Date: _____

Oella Company
712 Oella Avenue
Ellicott City, Maryland 21043

Re: Petition for Zoning Variance
CASE NUMBER: 89-156-A
1250' W Intersection of Westchester and Hollow Roads
1st Election District - 1st Councilmanic
Petitioner(s): Charles L. Wagandt
HEARING SCHEDULED: TUESDAY, OCTOBER 25, 1988 at 10:00 a.m.

Gentlemen:

Please be advised that _____ is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing. Do not remove the sign and post set(s) from the property from the time it is posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN(S) AND POST(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please make your check payable to Baltimore County, Maryland and bring it along with the sign(s) and post(s) to the Zoning Office, County Office Building, Room 111, Towson, Maryland 21204 fifteen (15) minutes before your hearing is scheduled to begin.

Please note that should you fail to return the sign and post set(s), there will be an additional \$25.00 added to the above fee for each set not returned.

Very truly yours,

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

JRH:gs

cc: Tami P. Daniel, Esq.
File

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353

J. Robert Haines
Zoning Commissioner

September 19, 1988

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Zoning Variance
CASE NUMBER: 89-156-A
1250' W Intersection of Westchester and Hollow Roads
1st Election District - 1st Councilmanic
Petitioner(s): Charles L. Wagandt
HEARING SCHEDULED: TUESDAY, OCTOBER 25, 1988 at 10:00 a.m.

Variance to permit setback requirements as indicated on the plat attached hereto instead of the required (1) window to street right-of-way (25'); (2) window to property line (15'); and garage/carport to street right-of-way (22'), respectively for the proposed dwellings on lots numbered 2 through 7, 10, 14 through 18, 20 through 30 of Site 3, Oella.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

cc: Oella Company
Whitman, Reardon & Associates
Tami P. Daniel, Esq.
File

Baltimore County
Fire Department
Towson, Maryland 21204-2536
494-4500

Paul H. Reincke
Chief

August 2, 1988

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Re: Property Owner: Charles L. Wagandt

Location: 1,250' W. of the intersection of Westchester and Hollow Roads

Item No.: 23

Zoning Agenda: Meeting of 8/2/88

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

(x) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation. Road shall be 24 feet in width to allow for Fire Dept. access.

(x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *John F. O'Neill* Noted and Approved: _____
Planning Group
Special Inspection Division
Fire Prevention Bureau

/s/

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 18, 1988

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

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MEMBERS

Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Tami P. Daniel, Esquire
Frank, Bernstein, Conway & Goldman
300 East Lombard Street
Baltimore, Maryland 21202

RE: Item No. 23 - Case No. 89-156-A
Petitioner: Charles L. Wagandt
Petition for Zoning Variance

Dear Ms. Daniel:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:dt

cc: Whitman, Reardon & Associates
2315 St. Paul Street
Baltimore, Maryland 21218

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
County Office Building, Suite 405
Towson, Maryland 21204
494-3354

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, MD 21204

August 24, 1988

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 480, 5, 11, 12, 13, 15, 16, 17, 18, 19, 20, 21, 23, 25, 26, 28, 29, 30, 31, 32, 33, 36, 37, 38, 39 and 40.

Very truly yours,

Stephen E. Weber
Stephen E. Weber, P.E.
Assistant Traffic Engineer

SEW/h3/lab

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

RECEIVED ZONING OFFICE
DATE: *10/24/88*

J. Robert Haines
TO: Zoning Commissioner

Date: October 24, 1988

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Zoning Petition Nos. 89-147-A (Hanning); 89-154-A (Wagner);
89-156-A (Wagandt); and 89-162-SFH (Conkel)

The Office of Planning and Zoning has no comment on the above petitions, subject to:

* The variances shall only apply to the structure as shown (size and location) and will not be uniformly applied to the lot. The variances will not be applied to any substantial deviation from the construction as shown.

PK/sf

FRANK, BERNSTEIN, CONAWAY & GOLDMAN

10227 WINCORN CIRCLE
COLUMBIA, MARYLAND 21044
(301) 730-8477

7759 LEESBURG PIKE
TYSONS CORNER, VIRGINIA 22043
(703) 893-4670

300 EAST LOMBARD STREET
BALTIMORE, MARYLAND 21202
(410) 625-3500
(703) 555-9676

TELECOPIER (301) 625-3708
CABLE: FRANKSG
TELEX: 87933

6701 DEMOCRACY BOULEVARD
BETHESDA, MARYLAND 20817
(301) 897-8832

WRITER'S DIRECT NUMBER
(301) 625-3706

November 2, 1988

HAND DELIVERY

Ann M. Nastarowicz, Esquire
Deputy Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

RECEIVED ZONING OFFICE
DATE: *11/2/88*

Re: Petition for Zoning Variance
Case Number: 89-156-A
Hearing: Tuesday, October 25, 1988
Petitioner: Charles L. Wagandt

Dear Ms. Nastarowicz:

Enclosed are the following supplemental items you requested at the close of the above-referenced hearing:

1. Copies of the County Review Group ("CRG") Approvals for Oella dated March 6, 1985 (extension), April 16, 1986 (amended plan (Site 8 only)) and July 13, 1988 (revised amended plan).
2. Minutes of the CRG meetings held on April 6, 1983 and October 13, 1983.
3. Subdivision Review Comments dated April 28, 1986.

We would like to bring to your attention one of the "General Comments" contained in the April 6, 1983 Subdivision Review Comments (attached to the April 6, 1983 CRG Minutes) in which the Department of Public Works indicated that it would support "waiver" requests "where meeting County Standards are not possible or would create extreme hardship (because of the extreme topography and the existing physical restraints in the area)." While this comment was directed at road and right-of-way widths, we believe it is illustrative of the Oella community as a whole, including the variances requested in the Petition.

FRANK, BERNSTEIN, CONAWAY & GOLDMAN
Ann M. Nastarowicz, Esquire
November 2, 1988
Page 2

We are also enclosing a copy of the Agreement of Intent dated January 25, 1983, between Baltimore County and Oella Company. In Paragraph 6 of the Agreement Baltimore County agrees to assist Oella Company in "procuring the necessary variances to achieve appropriate goals for old and new housing"

We hope that the enclosed information will be helpful to you in reaching a decision on the above-referenced Petition. Please do not hesitate to call if you have further questions.

Thank you for your consideration.

Very truly yours,

Nancy Hays
Nancy Hays

NH/klm

Enclosure
cc: Mr. Charles Wagandt
Mr. Wesley Daub
Tami P. Daniel, Esquire

RECEIVED
AUG 29 1988
ZONING OFFICE

BALTIMORE COUNTY MD. COUNTY REVIEW GROUP
 This Plan Was Reviewed By The CRG On 10-13-83
 REVISED PLAN APPROVED 7-13-83
 10-13-83
 10-13-83

AL NOTES

1. The river to the west and steep slopes to the east of the site are to be maintained as natural features. The site should be designed to blend with the surrounding landscape.

2. The site should be designed to provide a sense of community and to be compatible with the surrounding residential life style.

3. The site should be designed to provide a sense of community and to be compatible with the surrounding residential life style.

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100. The site should be designed to provide a sense of community and to be compatible with the surrounding residential life style.

BALTIMORE COUNTY MD. COUNTY REVIEW GROUP
 This Plan Was Reviewed By The CRG On 10-13-83
 AMENDED PLAN APPROVED 4-16-86

AMENDED PARTIAL CRG PLAN OF OELLA, PARCEL 8
 COUNCILMANIC DISTRICT NO. 1
 ELECTION DISTRICT NO. 1
 BALTIMORE COUNTY, MARYLAND

SCALE: 1"=50' DATE MARCH 10, 1986

SUBSEWERSED 77
 WATERSHED 30
 CENSUS TRACT 4015.03

RESEARCH, INC.
 337/541
 478/310

PLAN OELLA, MD.
 COUNCILMANIC DISTRICT NO. 1
 ELECTION DISTRICT NO. 1
 BALTIMORE COUNTY, MARYLAND

SCALE: 1"=100' DATE FEB 17, 1983

SUBSEWERSED 77
 WATERSHED 30
 CENSUS TRACT 4015.03

RESEARCH, INC.
 337/541
 478/310

COUNTY REVIEW GROUP MEETING
 Wednesday, April 6, 1983

OELLA DEVELOPMENT

COUNTY REVIEW GROUP - THOSE PRESENT*

Gilbert S. Benson, P.E., Chairman - Department of Public Works
 Eugene A. Bober - Office of Planning & Zoning
 Robert Covahey - Developers Engineering
 Susan Carroll - Fire Department
 Robert Powell - Planning
 Lawrence Walsh - Health Department
 Diane Iffer - Balto. Co. Administrative Office
 Gregory Jones - Zoning
 John McGrain - Traffic Engineering
 Dr. R. M. N. Crosby - Office of Planning & Zoning
 Charles Wagnant - Landmarks Preservation Commission
 Phillip Lee - Oella Company
 Kipp Shrack - Whitman, Reardon & Associates
 Gary Maule - Land Design/Research, Inc.

*Attachment - List of interested citizens

The meeting was called to order at 1:35 p.m. by the Chairman, Gilbert S. Benson. Mr. Benson explained to those present the purpose and procedures of the County Review Group.

Prior to the developer's presentation of the subdivision, Mr. Bernard Fotts, attorney for the residents of the Oella community, stated that there would have been a greater attendance had more residents been aware of this meeting. However, Mr. Benson advised that notices had been posted in the community advertising the date and time of this meeting.

Mr. Gary Maule, Land Design/Research, Inc., then presented the plan for this subdivision which was broken down into eight sections. It is hoped that the character of the existing community will be maintained in the development of this tract of land.

Mr. Phillip Lee, developer's engineer, stated that there is currently under construction water, sewer and storm drain for this area, and that this development will be served by this water and sewer. Two of the units need to be pumped by an ejector system.

COUNTY REVIEW GROUP MEETING
 Thursday, October 13, 1983

OELLA DEVELOPMENT

COUNTY REVIEW GROUP - THOSE PRESENT*

Gilbert S. Benson, Chairman - Dept. of Public Works
 E. A. Bober - Office of Current Planning
 Susan Carroll - Office of Planning
 Robert Powell - Health Department
 Robert Covahey - Bureau of Public Services
 Charles Wagnant - Oella Company
 Phillip Lee - Whitman, Reardon & Associates

*Attachment - List of Interested Citizens

Mr. Benson, Chairman of the County Review Group, called the meeting to order at 9:00 a.m. He introduced the members of the Committee and stated the purpose of this continued meeting.

Mr. Phillip Lee, developer's engineer, presented the plan. All 9 issues discussed at the meeting of April 6, 1983 have been addressed on the revised plan.

Mr. Eugene Bober, co-chairman of the CRG, summarized the written comments submitted by the Fire Dept., Dept. of Permits & Licenses, Health Dept., Developers Engineering Division, Office of Planning & Zoning, and Dept. of Traffic Engineering. Mr. Bober's summary is as follows:

Additional hydrants have been placed within this tract.

The plan is satisfactory to the Health Department.

The zoning office advises that the need for numerous variances for this subdivision is still applicable.

The plan appears to be revised in accordance with the requests of the previous meeting from the Developers Engineering Division.

Traffic Engineering states that there are still some issues to be resolved and requested that the developer's engineer comply with the comments as submitted.

The plan is acceptable to the Dept. of Permits & Licenses but it must meet the Building Code requirements in addition to complying with the submitted comments.

CITIZENS' COMMENTS

Mr. Gary Sarunas, a resident of Rest Avenue, is concerned about the width of existing Rest Avenue and Westchester Avenue. He requested that Baltimore County review this road for improvements. The road is too narrow and cannot handle traffic at the present time.

Mr. Sarunas was advised that his request would be taken into consideration.

BALTIMORE COUNTY, MARYLAND

SUBJECT: SUBDIVISION REVIEW COMMENTS DATE: April 28, 1986

FROM: Edward A. McDonough, P.E., Chief
 Developers Engineering Division

PROJECT NAME: Oella - Sections 5, 6 and 7

PROJECT NUMBER: #83048

LOCATION: Oella Avenue, East of Frederick Avenue

DISTRICT: 1C1

The Amended Plan for the subject site, dated February 7, 1983, with the latest revision dated April 9, 1986, has been reviewed by the Developers Engineering Division and we comment as follows:

GENERAL COMMENTS:

Unless superseded by these comments, all previous comments remain valid.

Comments for Parcel 8 (Sheet 3 of 3) were provided on April 9, 1986.

HIGHWAY COMMENTS:

As per County Review Group Comments of April 6, 1983, new interior roads of the site shall be public roads with concrete curb and gutter, and should be constructed to County Standards.

The tee-turnarounds shall conform with Baltimore County Standard Details R-16B and R-16C.

The Plan may be approved, subject to concurrence with all current and previous comments.

EDWARD A. McDONOUGH, P.E., Chief
 Developers Engineering Division

EAM:GDL:iss
 cc: File
 Encl.

DEPARTMENT OF TRAFFIC ENGINEERING
 BALTIMORE COUNTY, MARYLAND

TO: Mr. James Markle Date: 4-25-86

FROM: C. Richard Moore

SUBJECT: C.R.G. Comments

PROJECT NAME: Oella Amended C.R.G. PLAN: X

PROJECT NUMBER & DISTRICT: DEVELOPMENT PLAN: RECORD PLAT:

LOCATION: Oella Ave.

As commented at the 10-13-83 CRG meeting, the proposed access just north of house number 728 needs to be eliminated for sight distance reasons. The access for the proposed 8 new units needs to be to the south via the existing road.

The vertical profile on Oella Ave. between STA 38 and 42 needs to be lowered to improve sight distance for the existing entrances.

The four proposed perpendicular parking spaces shown on Oella Ave. need to be eliminated.

C. Richard Moore
 Deputy Director
 Department of Traffic Engineering

CRM:GMJ:lt

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Tom Vichar - SM
 Sue Sheasley - Dev. Engr.
 Gary Kerns - Current Planning
 Greg Jones - Traffic Eng.
 Larry Pilsen - Health
 Beverly Clark - Zoning
 Ellsworth Bryan, Jr. - Fire Dept.
 Frank Niner - Rec. & Parks
 George Wiltman - S.H.A.
 SUBJECT: Amended C.R.G. Plan - Oella (Partial)
 Engineer - Whitman, Reardon & Associates
 235-3450

FROM: Tom Watson
 Bureau of Public Services

Please review the attached for concurrence to an amended C.R.G. approval for the above subject and give us your approval or comments by April 25, 1986. Nonresponsiveness by the aforementioned date is considered to be concurrence by your office of changes made. Kindly return the print to us.

1. Exemption for Section 177 remains valid as long as all storm drains are conveyed to adequate outfalls (see comments of 3/28/86)

2. 2-year peak storm required for Section 177. Plan should show storm outfall to adequate ditches or ponds.

3. Mass plan should be submitted for storm from Section 177.

4. All work must be completed to the final plan in comment 3 & Potomac River flood plan.

7/20
 4/17/86

JMA:tag
 Attachment
 File

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
Nancy Haas, Inc.	Frank, Bernstein, Conway & Gorman 310 E. Lombard Street, Baltimore, Md 21202
Tami Daniel, Inc.	Frank, Bernstein, Conway & Gorman 310 E. Lombard Street, Baltimore, Md 21202
Charles Wagnant, Petitioner	732 Oella Avenue, Ellicott City, Md 21043
Rocky Davis, Civil Engineer	2315 St. Paul St. Balt. Md 21218

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Tom Vichar - SRA
Sue Sheesley - Dev. Engr.
Gary Kerns - Current Planning
Gordon Jones - Traffic Eng.
Larry Elson - Health
Beverly Clark - Zoning
Ellsworth Bryant, Jr. - Fire Dept.
Frank Niner - Rec. & Parks
George Wittman - S.H.A.
SUBJECT: Amended C.R.G. - Oella (Partial)
Engineer - Whitman, Requardt & Associates
235-3450

Date: April 15, 1988

FROM: Tom Watson
Bureau of Public Services

Please review the attached for concurrence to an amended C.R.G. approval for the above subject and give your approval or comments by April 25, 1988. If nonconcurrence by the aforementioned date is considered to be concurrence by your office of changes made. Kindly return the print to us.

THE OFFICE OF PLANNING HAS FOLLOWING COMMENTS ON PROPOSED AMENDED PLAN:

1. PARCEL 8
2. SHOW LOCATION OF 4 SINGLE FAMILY UNITS.
3. DIMENSION BUFFER AREA
4. ADD NOTE ON BUFFER AREA PLANTING AS PER LANDSCAPE PLAN.

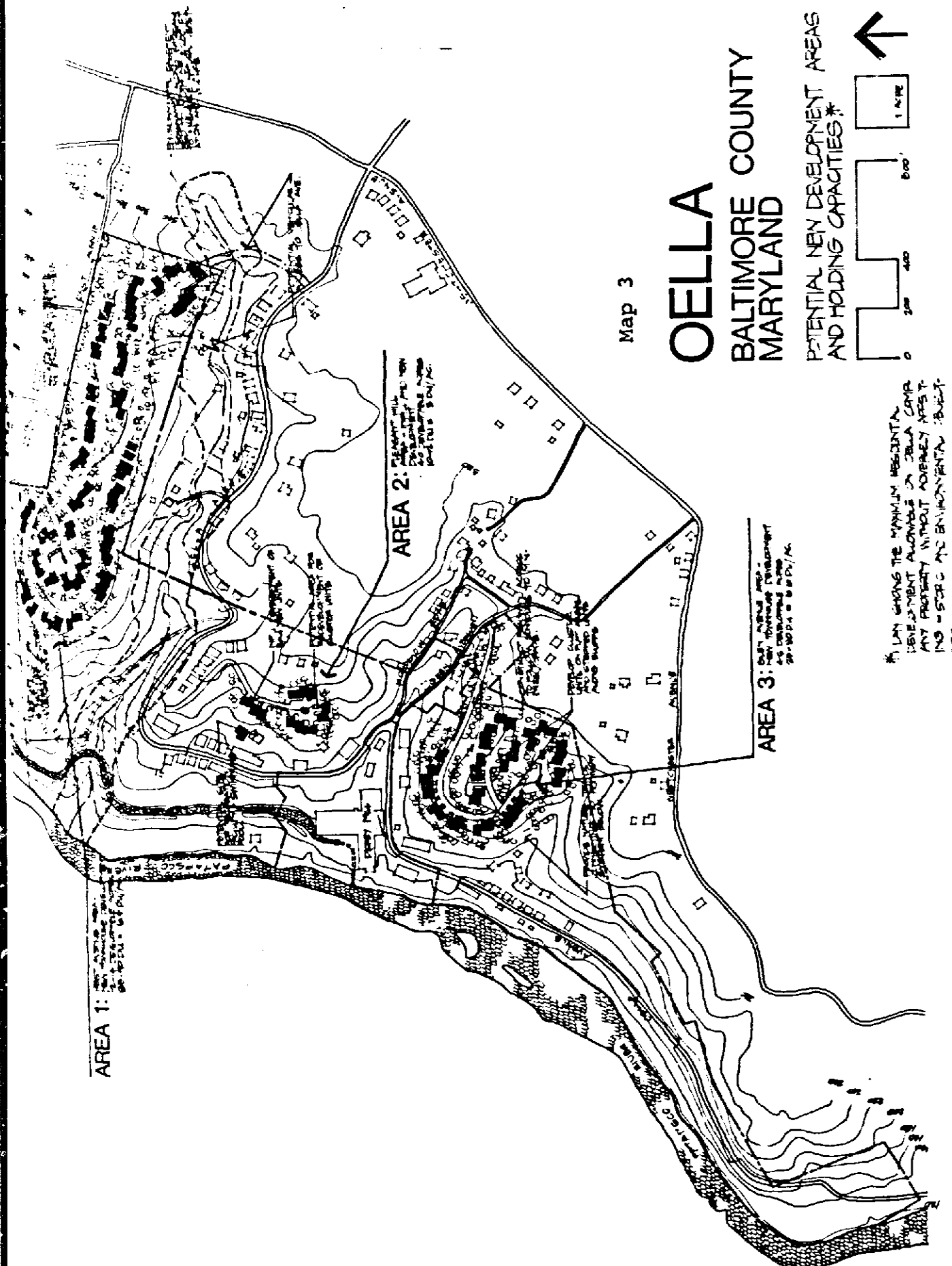
PORTIONS OF 5, 6, 7

1. PROVIDE LOOP IN REAR OF UNITS # 728 - 730 AS PER AMENDED PLAN (FOR CIRCULATION + EMERGENCY ACCESS)
2. REMOVE PERPENDICULAR PKG. ON CURVE ADJACENT TO # 702 (COULD USE PARALLEL IF CURVE WIDENED)
3. CLARIFY ACCESS EASEMENTS ADJACENT TO UNIT # 728
4. PKG FOR UNITS # 728 + 730

GARY L. KERNS
4/25/88

IN THE INTEREST OF SPEED AND ECONOMY, WE ARE REQUESTING THAT YOU RETURN YOUR COMMENTS TO THE OFFICE OF PLANNING BY THE DATE INDICATED ABOVE. IF YOU NEED MORE INFORMATION, DO NOT HESITATE TO CALL OR WRITE. THE YOU FOR OUR OFFICE.

BALTIMORE COUNTY



AGREEMENT OF INTENT

WHEREAS, Baltimore County has undertaken the provision of public water and sewer to the residents of Oella in order to eliminate the potential health hazard to the current residents of Oella; and

WHEREAS, the State of Maryland conditioned its approval of funds for the Oella sewer project on the condition that the major landlord in the area would affirm that rents would not be increased unduly and that tenants would not be forced out after modern conveniences are added; and

WHEREAS, Oella Company is a major property owner in Oella; and WHEREAS, Oella Company has always had as one of its goals the continued availability of housing resources at affordable rents for long-term residents; and

WHEREAS, Oella Company desires to work with Baltimore County on the construction of adequate water and sewer facilities and desires to work with Baltimore County so that the installation of such facilities will not create an undue economic hardship; and

WHEREAS, Baltimore County has secured federal and state funds and applied such funds to the Oella water and sewer project so that the normal deficit would not apply to this project, and this federal funding results in a potential net economic benefit to property owners in Oella; and

WHEREAS, Baltimore County offered the community a commitment that the installation of water and sewer should not result in the displacement of long-term residents from Oella; and

WHEREAS, Baltimore County has developed assistance programs for low and moderate income homeowners in Oella; and, Baltimore County and Oella Company desire to assist long-term renters in Oella to remain in Oella through the implementation of such assistance where such assistance is economically feasible.

NOW, THEREFORE, in consideration of the premises, on this 25th day of January, 1983, Baltimore County, Maryland, a body corporate and politic, and Oella Company agree as follows:

OCT 21 '88 13:50 FROM WHITMAN REQUARDT

PAGE.001

Baltimore County
Office of Planning & Zoning
Townson, Maryland 21284
494-8211
P. David Fields
Director

May 20, 1988

Whitman, Requardt and Associates
2315 St. Paul Street
Baltimore, Maryland 21218

Re: Oella Site 3
Hollow Road
W-88-116

Dear Sirs:

We have reviewed your waiver application for the above property and have determined that a waiver for the Public Works Standards and Regulations of Baltimore County (Grant waiver of Public Works Standards with the following conditions: that no on-street parking be allowed along the entrance road and on-site loop road) is therefore approved. This development shall comply with all other applicable laws, rules and regulations of Baltimore County (Section 22-51). Should you have any questions, please contact Gary Kerns, Chief, Current Planning and Development, at 474-3335.

NOTE: This waiver approval letter shall be presented by the applicant when applying for a building permit.

P.D. Fields
P. David Fields
Director of Planning and Zoning

PDF:rh
CCI: James A. Markle
Robert Bowling
File

PETITIONER'S
EXHIBIT 3

1. Baltimore County will apply the Community Development Block Grant funding to eliminate the water deficit charge to properties owned by the Oella Company;

2. Baltimore County will apply EPA funds to eliminate the sewer deficit charge to properties owned by the Oella Company;

3. Baltimore County shall make available long-term low interest financing to Oella Company, under the provisions of Section 34-62 of Baltimore County Code (1978 Edition), for the financing of all of the water and sewer connections and plumbers' charges that will be incurred by Oella Company as a result of connecting the buildings existing on properties owned by the Oella Company as of the date of this agreement to the water and sewer system installed and to be installed by Baltimore County in Oella;

4. Baltimore County will (a) make available the necessary rent subsidies to low and moderate income families of Oella; (b) seek MHP funds on behalf of the Oella Company and designate the processing of such applications as a priority for the County;

5. In return for the provision of the low-interest financing, the Oella Company agrees to take all reasonable efforts to continue to rent or sell its properties to long-term tenants (defined herein as being those tenants who have continuously rented from the Oella Company and W.J. Dickey & Sons, Inc., since 1968), and to not terminate leases with long-term tenants for at least six (6) years solely as a result of the existence of new water and sewer facilities. Should there be a problem tenant or a problem caused by a tenant, the landlord agrees to consult with the County Housing Office and, in accordance with appropriate state and federal legislation, will make every reasonable effort to enable the tenant to correct said problem prior to termination of the lease.

6. Oella Company and Baltimore County agree to work together on a long-range development scheme for the Oella Community of predominantly owner occupants, assisting long-term tenants in remaining in economically viable and affordable housing, creating the means to preserve and enhance the historic, architectural and natural environment of the community, working in accordance with the general guidelines of the Oella Master Plan

-2-

OCT 21 '88 13:50 FROM WHITMAN REQUARDT

PAGE.002

STATEMENT-SPECIFYING NATURE OF HARDSHIP

OELLA - SITE 3

Waiver of Standards to Allow a 22' Wide Road

The construction of a standard Baltimore County 30 foot wide entrance road and on-site loop road would result in excessive grading and therefore an unsightly transformation of the hilly topography of Oella and be out of character with the existing narrow roads, sharp curves and steep grades of this historic community. The unnecessary paving in the loop road would crowd the residences already rigidly confined to a building envelope limited by residential transition zone setbacks and steep terrain. All that would be seen between the circle of homes facing each other would be vast areas of asphalt and concrete. The trips per day for a community of 30 homes hardly seems to justify a 30-foot wide private road and the large cost per house to construct such a road.

Waiver of Standards to Allow 4' Wide Shoulders

The enclosed proposed entrance road profile shows the necessity of a deep excavation from centerline station 1+50 to 4+00. This deep cut cannot be lessened except by violating other important design constraints. We therefore request the option of constructing 4 foot wide shoulders and side slopes of 1.85 to 1 to avoid having to construct the prohibitively expensive retaining walls that a 10 foot wide shoulder would require. The 4 foot wide shoulders would be needed from centerline station 1+42 to 3+95 only; all other areas would have full 10' width shoulders.

Waiver of Standards to Allow for a 40' and a 70' Horizontal Centerline Radius and a 75' Horizontal Curve Length in the Loop Road.

As was indicated above, the residential transition zone setback requirements and steep terrain greatly restrict the area permitted for the loop road. Creating the need for the smaller curve radii and shorter curve length. If the radii curves can still accommodate the required AASHO Design Vehicle. If the radii of the curves have to be increased the number of proposed units would be significantly reduced making the development of Site 3 economically infeasible.

for the revitalization and development of the Oella area and assisting the Oella Company in procuring the necessary variances to achieve appropriate goals for old and new housing, recognizing that none of the above paragraph can be construed as a financial commitment on the part of the Oella Company or the County or its County Council, except as herein expressly provided.

7. Oella Company and Baltimore County agree to meet on a regular basis to work towards the achievement of the goals set forth in this Agreement, to seek an improved quality of life for this and future generations of Oella, to implement said goals in terms and conditions that Oella Company and Baltimore County agree upon, determined by such factors, including but not limited to, available sources of private financing, available sources of public funds, economic feasibility of the development scheme, necessary governmental approvals, and market feasibility.

IT IS FURTHER AGREED, that if the Oella Company should choose not to fulfill the conditions above for and during the next six (6) years from the date of this Agreement, then the County thereafter will have the right, at its election, to withdraw and terminate the long-term low interest financing for the water and sewer connections and plumbers' charges set forth in Paragraph 3 hereof.

THIS AGREEMENT shall be binding on the parties, their successors, survivors and assigns; and shall not be considered a waiver by either party of any cause of action or right which one party may have against the other, now or in the future.

IN WITNESS WHEREOF, the parties have executed this Agreement of Intent the day and year first above written.

OELLA COMPANY

Witness: *Charles L. Wagnant* (SEAL)
Charles L. Wagnant, President

BALTIMORE COUNTY, MARYLAND

Witness: *David P. Whitman* (SEAL)
David P. Whitman, County Executive

REVIEWED FOR FORM AND LEGAL SUFFICIENCY AND APPROVED FOR EXECUTION.

Stanley J. Schapiro
Office of Planning

-3-

OCT 21 '88 13:51 FROM WHITMAN REQUARDT

PAGE.003

Baltimore County Office of Planning and Zoning
Room 105 County Office Building
Townson, Maryland 21284

SECTION 22 - 43 WAIVER

1. General Information and Requirements for Submittal: 3 COPIES OF ALL INFORMATION
2. Name of development and location: OELLA - SITE 3, Hollow Road, Baltimore County, ELECTION DISTRICT NO. 11
3. Owner's name: Mr. Charles L. Wagnant
4. Owner's address and phone number: 732 Oella Avenue, Ellicott City, Md 21043
5. Applicant's name (if other than owner): Whitman, Requardt and Associates
6. Applicant's address and phone number: 2315 St. Paul St., Balt. Md. 21218 (235-3450)
7. Tax account number: 5413 Folio 718; Plat Book 51 Folio 718
8. Tax account number: 16-00-012439
9. Site plan at appropriate scale and vicinity sketch: 3 COPIES EACH
10. 1982 300' scale aerial photograph with subject site outlined and road network identified (original): 3 COPIES EACH
11. Signature of Applicant or Owner, Date: *James L. Wagnant* 3/29/88

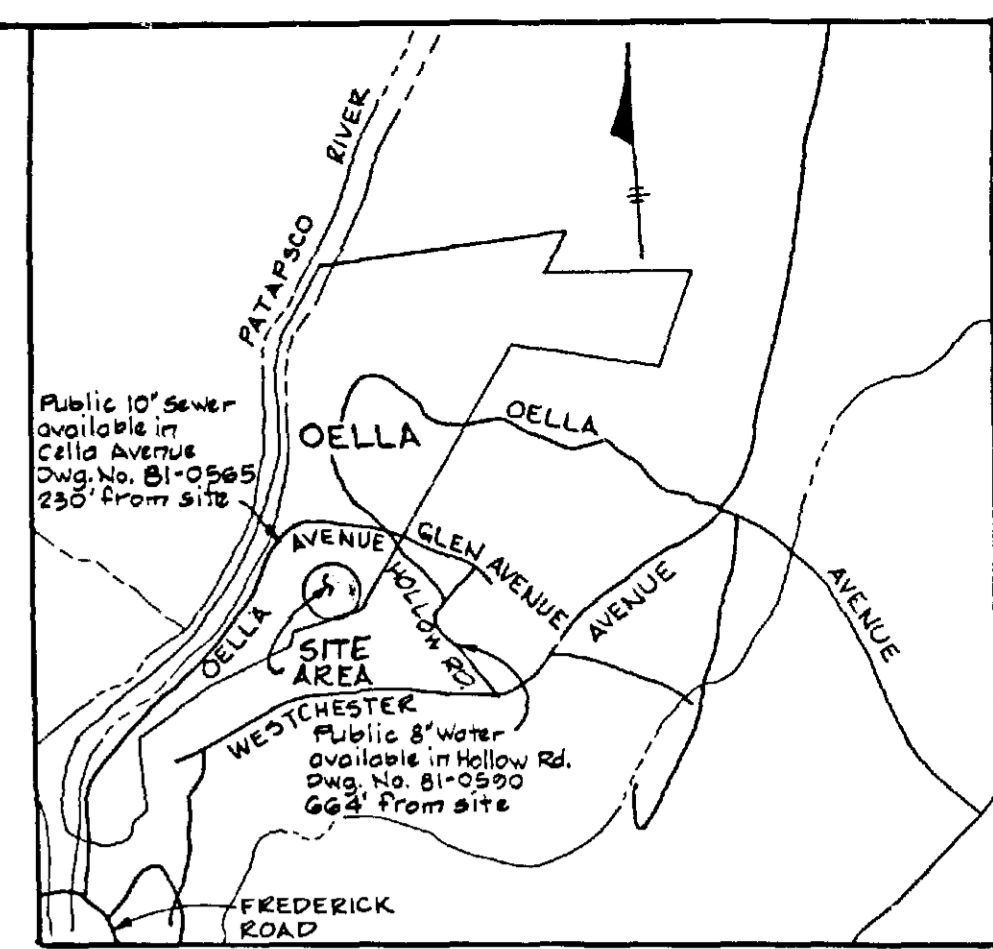
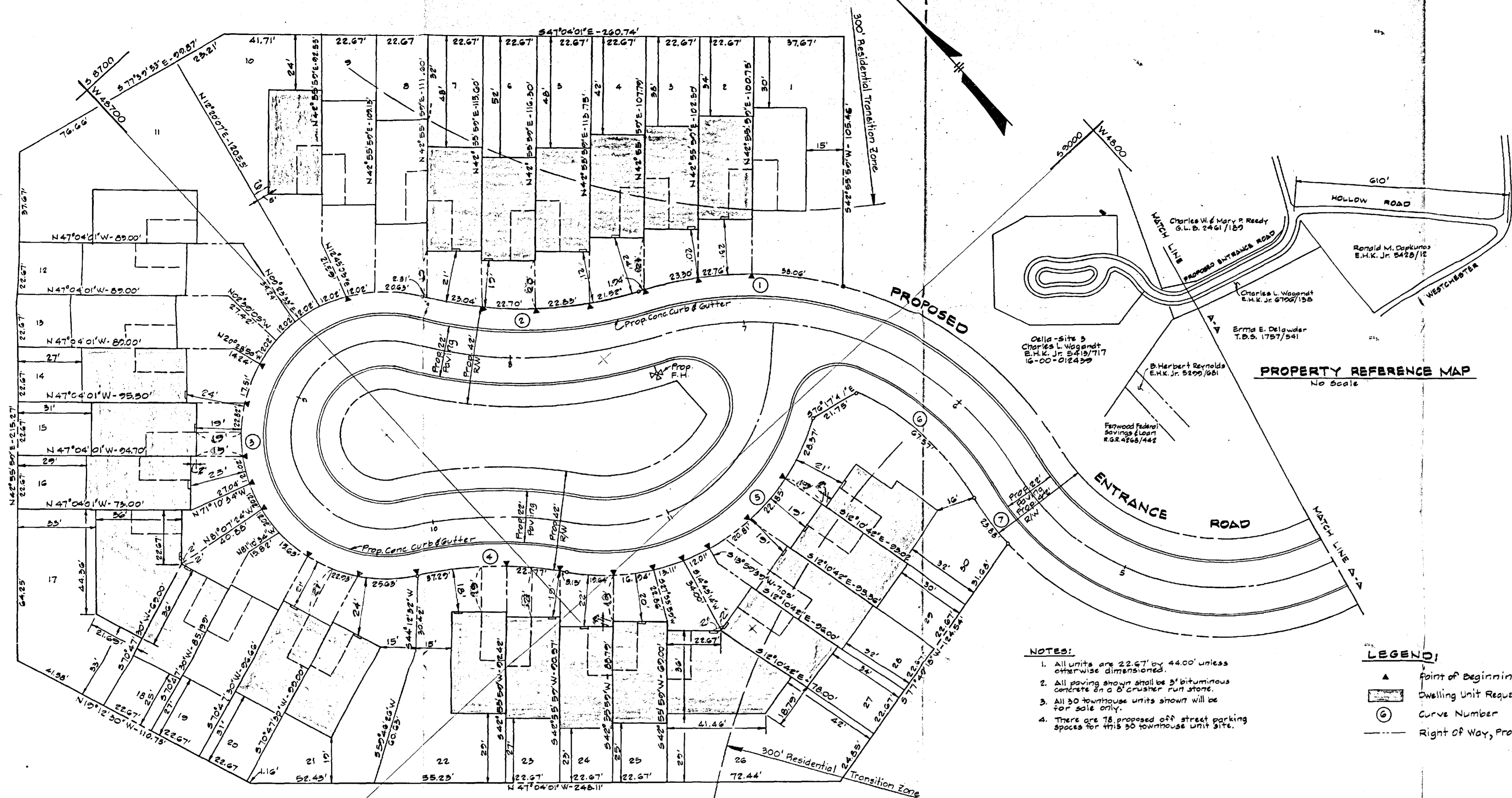
Reason for Waiver Request: Check Appropriate Reasons

- (1) Lot line adjustment, including the combination of lots or parcels.
- (2) The subdivision of property pursuant to court order, a will, or the laws of intestate succession.
- (3) Amendment to an approved plan or plat which do not materially alter the proposed development.
- (4) The subdivision of land in an approved agricultural land preservation district for the purpose of the conveyance of lot(s) to the owner or his children pursuant to Title 2, Subtitle 5 of the Agriculture Article of the Annotated Code of Maryland.
- (5) The subdivision of a farm tract into two lots.
- (6) The subdivision of land in an A.C. zone if no new roads are required.
- (7) The subdivision of land into three or fewer lots for residential single-family dwellings.
- (8) A commercial development of land involving only one building for a single use.
- (9) An industrial development of land involving only one building for a single use.
- (10) A minor development.
- (11) The construction of public buildings.
- (12) The construction of accessory structures.
- (13) Any proposed development, if the Director finds that compliance with these regulations would cause unnecessary hardship. ATTACH STATEMENT SPECIFYING NATURE OF HARDSHIP.

112. Nature of Waiver:

1. Waiver of Plan
2. Waiver of Standards (if the applicant is being requested to be waived and reasons are attached to the statement)

IV. Status:
Approved w/condition
Denied
Approved w/condition
Denied
P.D. Fields 5/19/88
Director of Planning and Zoning
5/19/88
Baltimore County Planning Board



VICINITY MAP
Scale: 1" = 1000'

PROPERTY REFERENCE MAP
No Scale

- NOTES:**
- All units are 22.67' by 44.00' unless otherwise dimensioned.
 - All paving shown shall be 3" bituminous concrete on a 6" crusher run stone.
 - All 30 townhouse units shown will be for sale only.
 - There are 18 proposed off street parking spaces for this 30 townhouse unit site.

- LEGEND:**
- ▲ Point of Beginning
 - Dwelling Unit Requesting Variance
 - ⊙ Curve Number
 - Right of Way, Property Line

LOTS 1-30 ZONING VARIANCE REQUEST

REGULATION	SUBJECT	REQUIRED	REQUESTED	LOT NO.
1801.2.C.6	Window to Street R/W Property Line	25'	18'	22
			19'	21, 23, 24, 29
			20'	3, 25
			21'	5, 7, 20, 30
			22'	24
			23'	2, 16
			24'	4, 14, 21
1801.2.C.6	Window to Side R/W	15'	2'	17, 18, 26, 27
V.B. 6.b			0'	10
V.B. 8	Garage-Carport Setback	22'	0'	3, 15, 22, 25, 29
			0'	6
			0'	4, 16, 20, 23, 24, 30

LOT AREA TABULATION

LOT NO.	SQUARE FEET	ACRES
1	3552.5	0.0805
2	2297.2	0.0527
3	2576.6	0.0594
4	2517.6	0.0575
5	2612.9	0.0600
6	2654.5	0.0605
7	2581.5	0.0592
8	2482.2	0.0571
9	2405.2	0.0553
10	2049.5	0.0470
11	2527.0	0.0584
12	2555.4	0.0594
13	2521.5	0.0583
14	2207.6	0.0507
15	2129.5	0.0491
16	2058.4	0.0473
17	4376.2	0.1002
18	2094.6	0.0481
19	2162.6	0.0500
20	2201.4	0.0505
21	3718.5	0.0852
22	2231.5	0.0513
23	2020.4	0.0464
24	2023.1	0.0464
25	1973.5	0.0454
26	4560.5	0.1047
27	2215.2	0.0509
28	2235.6	0.0513
29	2124.4	0.0485
30	4154.9	0.0954

ZONING DESCRIPTION REFERENCES

POINT OF BEGINNING LOT NUMBER	LOCATION OF POINT OF BEGINNING	LOCATION OF POINT OF BEGINNING
1	6+64.2	21.0' Right
2	6+67.0	" "
3	7+16.6	" "
4	7+36.6	" "
5	7+62.7	" "
6	7+85.5	" "
7	8+14.2	" "
8	8+40.3	" "
9	8+64.3	" "
10	8+72.2	" "
11	8+80.1	" "
12	8+97.9	" "
13	9+04.0	" "
14	9+07.3	" "
15	9+23.3	" "
16	9+30.2	" "
17	9+35.0	" "
18	9+45.9	" "
19	9+56.2	" "
20	9+71.2	" "
21	9+83.0	" "
22	9+89.2	" "
23	10+56.0	" "
24	10+74.7	" "
25	10+87.7	" "
26	10+97.5	" "
27	11+07.0	" "
28	11+15.5	" "
29	11+40.6	21.0' Right

CURVE DATA

No.	Radius	Δ	Arc	Tan	Chord	Ch Bearing
1	151.00	32°30'20"	86.06	44.24	84.90	N45°02'41"W
2	159.00	35°17'50"	92.40	47.55	91.11	N48°43'26"W
3	61.00	207°51'38"	221.30	32.03	62.79	S48°32'50"E
4	159.00	22°46'37"	63.21	32.03	62.79	S48°32'50"E
5	91.00	84°12'00"	133.73	62.23	122.02	S75°15'32"E
6	109.00	35°31'01"	67.57	34.91	66.49	S05°18'52"E
7	121.00	11°18'20"	23.58	11.26	23.84	S06°47'25"W

WHITMAN, REQUARDT AND ASSOCIATES
ENGINEERS
2315 ST. PAUL STREET
BALTIMORE, MARYLAND 21218

PETITIONER'S

OELLA
PLAT FOR ZONING VARIANCE
OWNER: MR. CHARLES WAGANDT
DISTRICT-I, ZONED D.R. 2

LOTS 2-7, 10, 14-18, 20-30, SITE 3
EXISTING UTILITIES IN HOLLOW ROAD
AND OELLA AVENUE

PETITIONER'S
EXHIBIT 1

SCALE: 1" = 20' DATE: JUNE 23, 1988

REVISIONS

No.	REVISIONS	Date